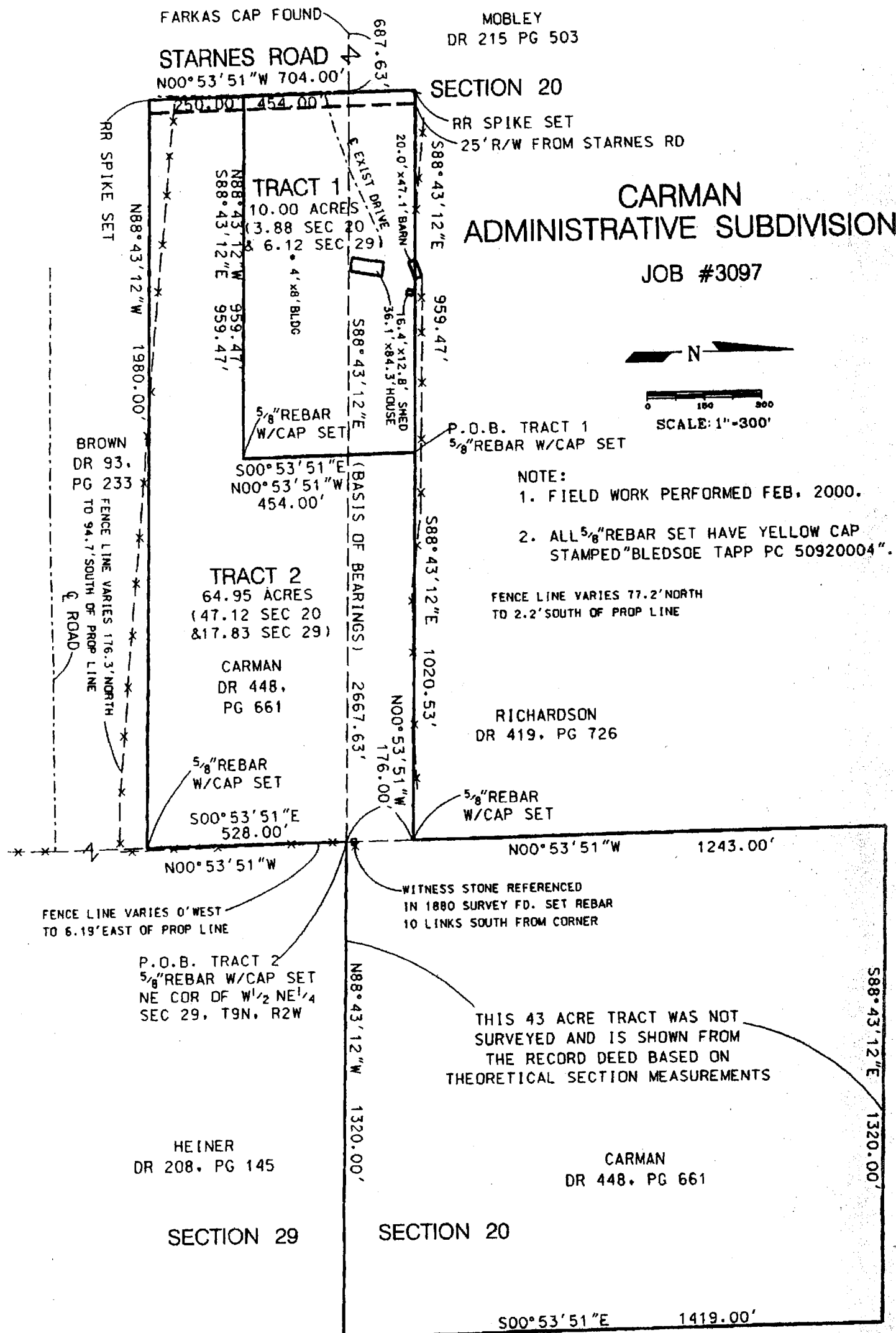


# Bledsoe Tapp & Riggert, Inc.

-Quality Land Surveying and Civil Engineering Services-

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.  
MARTY J. JAMES, L.S.



SHEET 1 OF 4

# Bledsoe Tapp & Riggert, Inc.

*Quality Land Surveying and Civil Engineering Services*

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.  
MARTY J. JAMES, L.S.

## LEGAL DESCRIPTION TRACT 1 Job #3097

A part of the South Half of Section 20 and the North Half of Section 29, both in Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Northeast corner of the West Half of the Northeast Quarter of said Section 29, marked by a 5/8 inch rebar with yellow cap; thence NORTH 00 degrees 53 minutes 51 seconds WEST, (assumed basis of bearing), 176.00 feet; thence NORTH 88 degrees 43 minutes 12 seconds WEST, a distance of 1020.53 feet to the true point of beginning marked by a 5/8 inch rebar with yellow cap; thence SOUTH 00 degrees 53 minutes 51 seconds EAST, a distance of 454.00 feet to a 5/8 inch rebar with yellow cap; thence NORTH 88 degrees 43 minutes 12 seconds WEST, a distance of 959.47 feet to a railroad spike in Starnes Road; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 454.00 feet to a railroad spike in Starnes Road; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 959.47 feet to the point of beginning, containing 10.00 acres, more or less (3.88 acres in Section 20 and 6.12 acres in Section 29).

Subject to a twenty-five (25) feet right-of-way for Starnes Road along the West side.

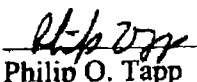
This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 1<sup>st</sup> day of MARCH, 2000.

  
Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana



C:\WP51\BTAPP\3097\1.des

SHEET 2 OF 4

1351 W. Tapp Road • Bloomington, IN 47403 • 812-336-8277 • FAX 812-336-0817

2/3

# Bledsoe Tapp & Riggert, Inc.

Quality Land Surveying and Civil Engineering Services

BEN E. BLEDSOE, L.S.  
PHILIP O. TAPP, L.S.  
WILLIAM S. RIGGERT, P.E.  
BERNARD A. GUERRETTAZ, L.S.  
MARTY J. JAMES, L.S.

## LEGAL DESCRIPTION

### TRACT 2

Job #3097

A part of the South Half of Section 20 and the North Half of Section 29, both in Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the West Half of the Northeast Quarter of said Section 29, marked by a 5/8 inch rebar with yellow cap; thence SOUTH 00 degrees 53 minutes 51 seconds EAST, (assumed basis of bearing), a distance of 528.00 feet to a 5/8 inch rebar with yellow cap; thence NORTH 88 degrees 43 minutes 12 seconds WEST, a distance of 1980.00 feet to a railroad spike in Starnes Road; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 250.00 feet to a railroad spike in Starnes Road; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 959.47 feet to a 5/8 inch rebar with yellow cap; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 454.00 feet to a 5/8 inch rebar with yellow cap; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 1020.53 feet to a 5/8 inch rebar with yellow cap; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 1243.00 feet; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 1320.00 feet; thence SOUTH 00 degrees 53 minutes 51 seconds EAST, a distance of 1419.00 feet to the South line of Section 20; thence NORTH 88 degrees 43 minutes 12 seconds WEST, along said South line 1320.00 feet to the point of beginning, containing 64.95 acres, more or less (47.12 acres in Section 20 and 17.83 acres in Section 29).

Subject to a twenty-five (25) feet right-of-way for Starnes Road along the West side.

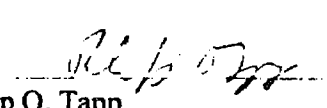
This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

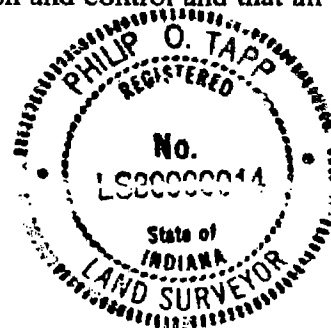
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 1<sup>ST</sup> day of MARCH, 2000.

  
Philip O. Tapp  
Registered Land Surveyor No. LS80900014  
State of Indiana



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SHEET 3 OF 4

1351 W. Tapp Road • Bloomington, IN 47403 • 812-336-8277 • FAX 812-336-0817

"Exhibit A"

A part of the South Half of Section Twenty (20) and the North Half of Section Twenty-Nine (29), both in Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, more particularly described as follows: Beginning at the Northeast corner of the West Half of the Northeast Quarter of said Section Twenty-nine (29), marked by a 5/8 inch rebar with yellow cap; thence South Zero (00) degrees, Fifty-three (53) minutes, Fifty-one (51) seconds East, (assumed basis of bearing), a distance of Five Hundred Twenty-eight (528.00) feet to a 5/8 inch rebar with yellow cap; thence North Eighty-eight (88) degrees, Forty-three (43) minutes, Twelve (12) seconds West, a distance of One Thousand Nine Hundred Eighty (1,980.00) feet to a railroad spike in Starnes Road; thence North Zero (00) degrees, Fifty-three (53) minutes, Fifty-one (51) seconds West, a distance of Two Hundred Fifty (250.00) feet to a railroad spike in Starnes Road; thence South Eighty-eight (88) degrees, Forty-three (43) minutes, Twelve (12) seconds East, a distance of Nine Hundred Fifty-nine and Forty-seven Hundredths (959.47) feet to a 5/8 inch rebar with yellow cap; thence North Zero (00) degrees, Fifty-three (53) minutes, Fifty-one (51) seconds West, a distance of Four Hundred Fifty-four (454.00) feet to a 5/8 inch rebar with yellow cap; thence South Eighty-eight (88) degrees, Forty-three (43) minutes, Twelve (12) seconds East, a distance of One Thousand Twenty and Fifty-three Hundredths (1,020.53) feet to a 5/8 inch rebar with yellow cap; thence North Zero (00) degrees, Fifty-three (53) minutes, Fifty-one (51) seconds West, a distance of One Thousand Two Hundred Forty-three (1,243.00) feet; thence South Eighty-eight (88) degrees, Forty-three (43) minutes, Twelve (12) seconds East, a distance of One Thousand Three Hundred Twenty (1,320.00) feet; thence South Zero (00) degrees, Fifty-three (53) minutes, Fifty-one (51) seconds East, a distance of One Thousand Four Hundred Nineteen (1,419.00) feet to the South line of Section Twenty (20); thence North Eighty-eight (88) degrees, Forty-three (43) minutes, Twelve (12) seconds West, along said South line One Thousand Three Hundred Twenty (1,320.00) feet to the point of beginning, containing Sixty-four and Ninety-five Hundredths (64.95) acres, more or less. Tract 2 (47.12 acres in Section 20 and 17.83 acres in Section 29). (Per survey by Philip O. Tapp, LS80900014, dated February 17, 2000.)

007-24995-00

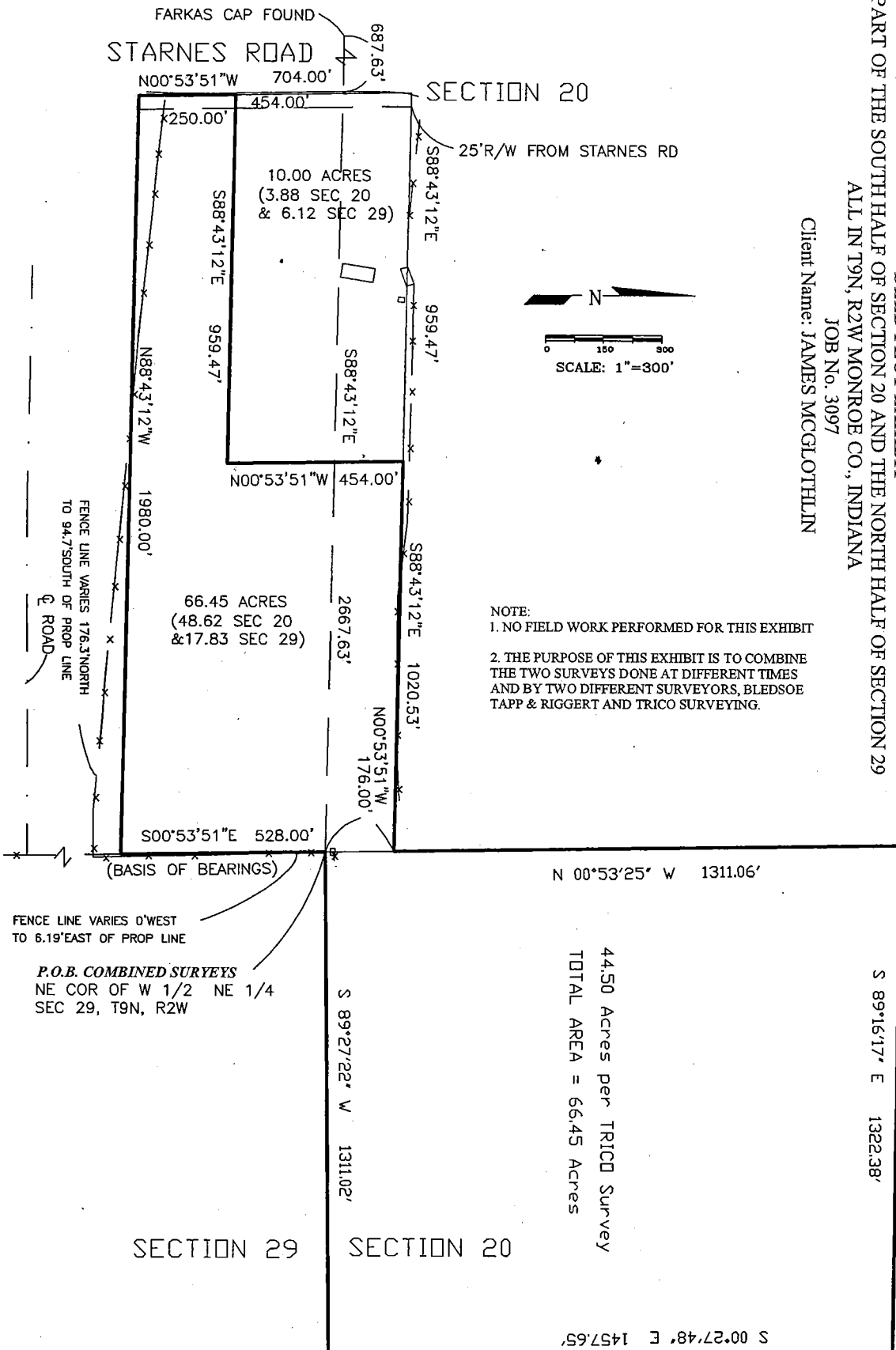
FILED

FEB 27 2001

*Philip O. Tapp*  
Monroe County, Ind.

*Rich 20*

(2)  
29



SEC 20 + 29

1/2



Combined Survey Description  
Job #3097

A part of the South Half of Section 20 and the North Half of Section 29, both in Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the West Half of the Northeast Quarter of said Section 29, marked by a 5/8 inch rebar with yellow cap; thence SOUTH 00 degrees 53 minutes 51 seconds EAST, (assumed basis of bearing), a distance of 528.00 feet to a 5/8 inch rebar with yellow cap; thence NORTH 88 degrees 43 minutes 12 seconds WEST, a distance of 1980.00 feet to a railroad spike in Starnes Road; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 250.00 feet to a railroad spike in Starnes Road; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 959.47 feet to a 5/8 inch rebar with yellow cap; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 454.00 feet to a 5/8 inch rebar with yellow cap; thence SOUTH 88 degrees 43 minutes 12 seconds EAST, a distance of 1020.53 feet to a 5/8 inch rebar with yellow cap; thence NORTH 00 degrees 53 minutes 51 seconds WEST, a distance of 1311.06 feet; thence SOUTH 89 degrees 16 minutes 17 seconds EAST, a distance of 1322.38 feet; thence SOUTH 00 degrees 27 minutes 48 seconds EAST, a distance of 1457.65 feet to the South line of Section 20; thence SOUTH 89 degrees 27 minutes 22 seconds WEST, along said South line 1311.02 feet to the point of beginning, containing 66.45 acres, more or less (48.62 acres in Section 20 and 17.83 acres in Section 29).

Subject to a twenty-five (25) feet right-of-way for Starnes Road along the West side.

This description was prepared to combine two tracts as surveyed by Bledsoe Tapp & Riggert, Instrument #2000-004716 and TRICO Surveying (Jess Gwinn), Instrument # 2007-006096 as found in the Monroe County Records Office. Bledsoe Riggert Guerrettaz, Inc. accepts no liability as to the correctness or incorrectness of the TRICO survey.

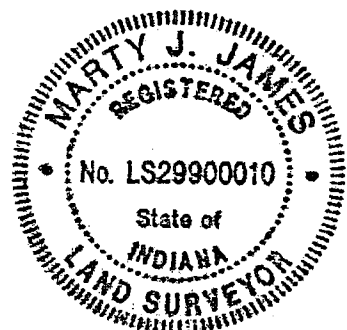
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

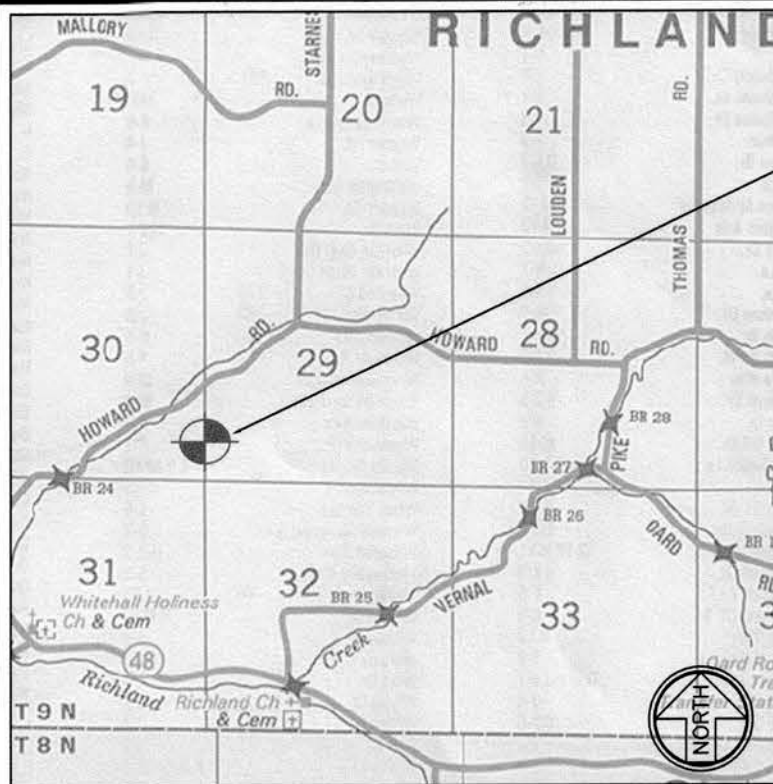
Certified this 27th day of August, 2009

Marty J. James  
Registered Land Surveyor No. LS29900010  
State of Indiana



Sheet 2 of 2





LOCATION MAP

TRACT 1

A Part of the Southeast quarter of Section 30, Township 9 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

BEGINNING at a stone found marking the Southeast corner of said Section 30; thence North 89 degrees 46 minutes 40 seconds West along the south line of said section for a distance of 1213.40 feet to a stone found; thence North 00 degrees 47 minutes 29 seconds West for a distance of 1291.28 feet to a RR spike found in the centerline of Howard Road; thence following said centerline in a Northeasterly direction the following 6 courses; 1) 144.94 feet along a 2788.89 foot radius non tangent curve to the right whose chord bears North 68 degrees 05 minutes 56 seconds East for a distance of 144.92 feet; 2) North 74 degrees 55 minutes 14 seconds East for a distance of 301.52 feet; 3) 325.22 feet along a 674.33 foot radius non tangent curve to the left whose chord bears North 59 degrees 46 minutes 04 seconds East for a distance of 322.08 feet; 4) North 46 degrees 26 minutes 55 seconds East for a distance of 131.48 feet; 5) North 43 degrees 10 minutes 39 seconds East for a distance of 393.31 feet; 6) 205.44 feet along a 940.95 foot radius non tangent curve to the right whose chord bears North 40 degrees 29 minutes 39 seconds East for a distance of 205.03 feet to a RR spike set; thence leaving said centerline South 00 degrees 48 minutes 14 seconds East along the east line of said section 30 for a distance of 2124.06 feet to the point of beginning. Containing 44.43 acres more or less.

Subject to the right-of-way of Howard Road and all easements of record.

TRACT 2

A Part of the West half of the Northwest quarter of the Southwest quarter of Section 29, Township 9 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

COMMENCING at a stone found marking the Southwest corner of said Section 29; thence North 00 degrees 48 minutes 14 seconds West along the west line of said section for a distance of 1328.30 feet to a rebar set stamped Deckard marking the point of beginning; thence continuing along said west line North 00 degrees 48 minutes 14 seconds West for a distance of 795.76 feet to a RR spike set in the centerline of Howard Rd.; thence following said centerline in a Northeasterly direction the following 3 courses; 1) 495.47 feet along a 940.95 foot radius non tangent curve to the right whose chord bears North 61 degrees 50 minutes 01 seconds East for a distance of 489.76 feet; 2) North 86 degrees 59 minutes 22 seconds East for a distance of 145.31 feet; 3) 85.77 feet along a 379.72 foot radius non tangent curve to the left whose chord bears North 82 degrees 02 minutes 43 seconds East for a distance of 85.59 feet to a RR spike set; thence leaving said centerline South 00 degrees 47 minutes 29 seconds East along the east line of the west half of the Northwest quarter of the Southwest quarter for a distance of 1058.87 feet to a stone found marking the Southeast corner of the west half of the Northwest quarter of the Southwest quarter of said Section 29; thence North 88 degrees 55 minutes 49 seconds West along the South line of said West half for a distance of 665.28 feet to the point of beginning. Containing 14.90 acres more or less.

Subject to the right-of-way of Howard Road and all easements of record.

CERTIFICATION

The within survey was performed without benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 25 day of Sept. 2006

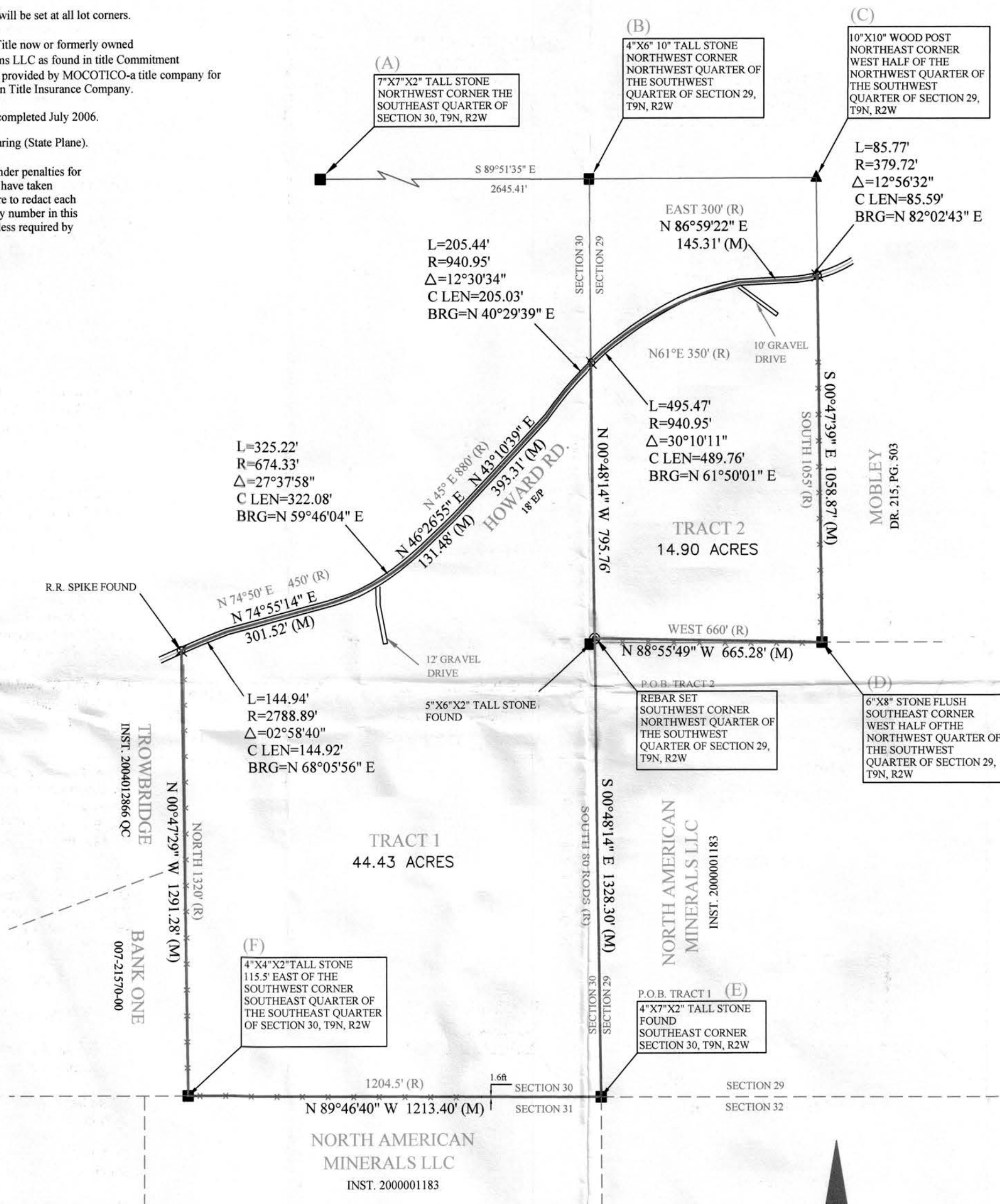
ERIC L. DECKARD  
Registered Surveyor LS29900012

PROJECT LOCATION

NOTE:

- 1) Reference is made to a survey dated April 16, 1894 for Section 31, T9N, R2W
- 2) Reference is made to a survey dated April 2, 1878 for Section 29, T9N, R2W
- 3)  $\frac{1}{8}$  Rebar will be set at all lot corners.
- 4) Source of Title now or formerly owned by Green Farms LLC as found in title Commitment No. 04-00606 provided by MOCOTICO-a title company for First American Title Insurance Company.
- 5) Fieldwork completed July 2006.
- 6) Bases of bearing (State Plane).
- 7) I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

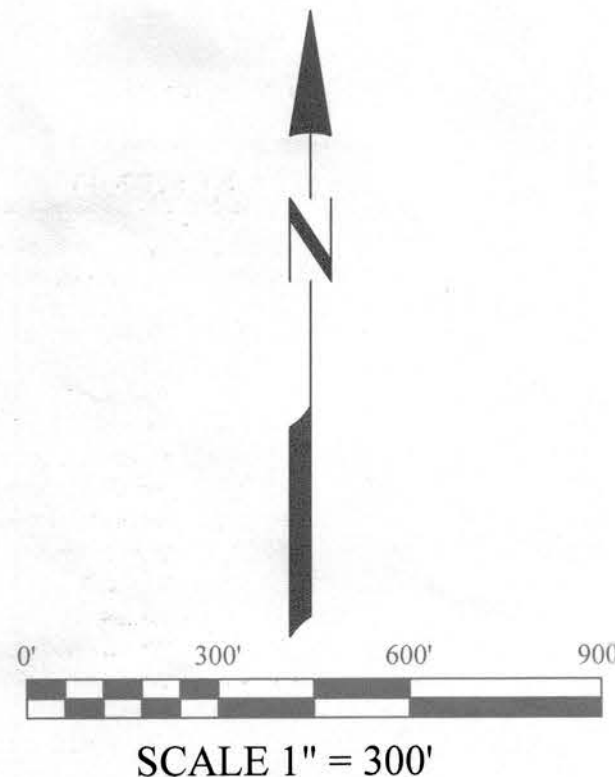
A PART OF SECTION 29 & 30  
TOWNSHIP 9 NORTH, RANGE 2 WEST  
MONROE COUNTY, INDIANA



LEGEND

These standard symbols will be found in the drawing.

- STONE FOUND
- UTILITY POLE
- PIPE FOUND
- REBAR SET
- PK NAIL SET
- RR SPIKE FOUND
- IRON PIN FOUND
- FENCE POST
- HARRISON MONUMENT
- TREES
- WOOD POST FENCE
- FENCE
- TREE LINE
- NOW OR FORMERLY



SURVEYORS REPORT

In accordance with Title 865. IAC. 1-12 sections 1-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

- (Variances) in the reference monuments
- (Discrepancies) in the record description and plats
- (Inconsistencies) in lines of occupation and;
- (Random Errors) in measurement (theoretical uncertainty)

The theoretical uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is within specification for an Urban Class Survey (+/- 0.23) as defined in I.A.C. 865.

SUBJECT PROPERTY:

A boundary survey was performed on a total of 59.33 acres owned by Dennis Cooke as described in title commitment #04-00606 provided by MOCOTICO title company agent for First American Title Insurance Company. The purpose for this survey is to retrace to boundary lines. The property is located in a part of Sections 29 and 30 in Township 9 North, Range 2 West, Monroe County, Indiana.

REFERENCE MONUMENTS:

This survey was based upon several found monuments, which are detailed as follows:

A). A 7" x 7" x 2" tall sandstone with "X" was found marking the Northwest corner of the Southeast quarter of Section 30, Township 9 North, Range 2 West, Monroe County, Indiana. This stone was referenced as letter (F) in a survey recorded in the Monroe county courthouse dated April 16th 1894 also known as Corner I.D. C-19. This monument was accepted and held.

B). A 4" x 6" x 10" tall limestone was found marking the Northwest corner of the Northwest quarter of the Southwest quarter of Section 29, Township 9 North, Range 2 West, Monroe County, Indiana. This stone was referenced as letter (B) in a survey recorded in the Monroe county courthouse dated April 2nd 1878 also known as Corner I.D. E-19. This monument was accepted and held.

C). A 10" x 10" wood post was found marking the Northeast corner of the west half of the Northwest quarter of the Southwest quarter of Section 29, Township 9 North, Range 2 West, Monroe County, Indiana. This was found to be the best evidence available and is referenced in instrument 2004006023 land now or formerly owned by Hacker, this post was accepted and held.

D). A 6" x 8" sandstone with "X" was found marking the Southeast corner of the west half of the Northwest quarter of the Southwest quarter of Section 29, Township 9 North, Range 2 West, Monroe County, Indiana. This monument was accepted and held.

E). A 4" x 7" x 2" tall sandstone was found marking the Southeast corner of Section 30, Township 9 North, Range 2 West, Monroe County, Indiana. This Monument is on record in the office of the Monroe County Surveyor, also known as Corner I.D. E-21. The stone was referenced as letter (D) in a survey recorded in the Monroe county courthouse dated April 2nd 1878 and was accepted and held.

F). A 4" x 4" x 2" sandstone with "X" was found 115.5' east of the Southwest corner of the Southeast quarter of the southeast quarter of Section 30, Township 9 North, Range 2 West, Monroe County, Indiana also known as Corner I.D. D-21. The stone found was referenced as letter (D) in a survey recorded in the Monroe county courthouse dated April 16th 1894. This monument was accepted and held.

LINES OF OCCUPATION:

The lines of occupation, which affect this survey, are detailed as follows:

- 1). The centerline of Howard Rd. was found to be the north line of the subject property. No uncertainty is associated with this line.
- 2). No line of possession was found along the east line of Section 30 (west line of Section 29).
- 3). A fence was found along the east line of the west half of the Northwest quarter of the Southwest quarter of section 29.
- 4). A fence was found along the south line of the west half of the Northwest quarter of the Southwest quarter of Section 29. This fence meanders from 0.0' south of line at the east end to 10.8' south of line at the west end.
- 5). A fence was found along the south line of the Southeast quarter of Section 30. This fence meanders from 1.24' north of line at the east end to 0.0' north of line at the west end.
- 6). A fence was found running along the west line of the subject property. This fence meanders from 1.15' west of line at the south end to 6.4' east of line at the north end.

RECORD DESCRIPTIONS

- 1). No discrepancies were found with the record description.

DECKARD  
LAND SURVEYING  
1604 S. HENDERSON ST.  
BLOOMINGTON IN. 47401  
TELEPHONE (812) 964-0235  
FAX (812) 964-0235  
ERL@DECKARD@MSN.COM



JOB TITLE  
COOKE  
BOUNDARY SURVEY  
PART OF SECTION 29 & 30 T-9-N, R-2-W

REVISIONS	DATE	BY

SURVEYED	DRAWN	ELD	CHECKED	ELD	DATE
AW&KB					09/12/06

JOB NUMBER	06-72
SHEET	1
OF	1
DATE	09/12/06
BDRY.SHT	